

**Planning and Zoning Commission Meeting Minutes
January 9, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, January 9, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Branden Freeman, Lorraine Arney, Joshua Scott, Ashlie Pendleton and John Mahon. Commissioner Edgar Olvera was absent.

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Emily Hart, Assistant City Attorney; Jennifer Albers, Principal Planner; Zenia Fiveash, Assistant Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – November 28, 2022

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Arney, second by Freeman to **APPROVE** the Consent Calendar as presented. Motion carried unanimously, (6-0) with one absent.

Action Items–

SUBD-40779-2022: *This is a request by Dahl, Robins & Associates, on behalf of the Brian L. Hall Living Trust and the Michael T. Hall Living Trust, for approval of the preliminary plat for the Saguaro Unit No. 5 and 6 Subdivision. This subdivision will contain approximately 69.4 acres and is proposed to be divided into 243 residential lots, ranging in size from approximately 7,592 square feet to 16,413 square feet, for the property located at the southwest corner of S. Mississippi Avenue (Avenue 7 ½E) and E. 44th Street, Yuma, AZ.*

Alyssa Linville, Director of Planning and Neighborhood Services, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Freeman asked why the comments from Arizona Game and Fish, provided on the report, were so long. Linville replied that Arizona Game and Fish notifies property owners if they are in an area that might disturb a natural habitat.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Freeman second by Pendleton to **APPROVE SUBD-40779-2022** as presented. Motion carried unanimously, (6-0) with one absent.

Public Hearings –

GP-40624-2022: *This is a General Plan Amendment request by Bruce and Linda Butcher, to change the land use designation from Commercial to High Density Residential for approximately 10.5 acres, for a portion of the properties located at 1749 S. Arizona Avenue and the southeast corner of Riley Avenue and 17th Street, Yuma, AZ.*

Jennifer Albers, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Freeman asked if there was a plan to widen Arizona Avenue to a 40' foot half width. Andrew McGarvie, Engineering Manager, replied that the City is reserving the right-of-way for additional widening in the future. Freeman then asked if a traffic study would be needed if the proposed development was approved. McGarvie replied yes.

APPLICANT/APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney second by Freeman to **APPROVE GP-40624-2022** as presented. Motion carried unanimously, (6-0) with one absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Chairman Hamel adjourned the meeting at 4:43 p.m.

Minutes approved this 23 day of January, 2023



Chairman